

40/1 ROSEBURN STREET
ROSEBURN, EDINBURGH, EH12 5PN

CURRAN & CO
PROPERTY



40/1 ROSEBURN STREET
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OFFERS OVER £185,000



'40/1 Roseburn Street is a charming ground floor flat which is of move-in condition throughout and is ideally positioned to take advantage of Roseburn's array of amenities'

- Traditional Victorian Tenement Building
- Living Room with Dining Area
- Modern Kitchen
- Double Bedroom with Garden View
- Spacious & Bathroom
- Gas Central Heating & Double Glazing
- Excellent Local Amenities & Transport Links
- Ideal First Time Buy or Investment



Description

40/1 Roseburn Street is a charming ground floor flat which forms part of a traditional Edinburgh tenement building in sought-after Roseburn. An ideal first time buy or investment, the property is of move-in condition throughout and is ideally positioned to take advantage of Roseburn's array of amenities and easy access into the nearby city centre.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall; sizeable living room with ornate decorative fireplace, shelved press and dining area; modern, well-equipped kitchen

with integrated oven, ceramic hob, fridge and washing machine; double bedroom to the rear of the property overlooking the shared garden, with fitted wardrobes and press cupboard housing the combi boiler; and modern bathroom with tiled floor and shower over the bath.

There is gas central heating and double glazing throughout.

Externally there is a well-maintained and exceptionally peaceful shared rear garden, and unrestricted on-street parking to the front of the building and on surrounding streets.

Extras

Extras to be included are all carpets and floorcoverings, curtains and blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating of this property is band D.

Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.







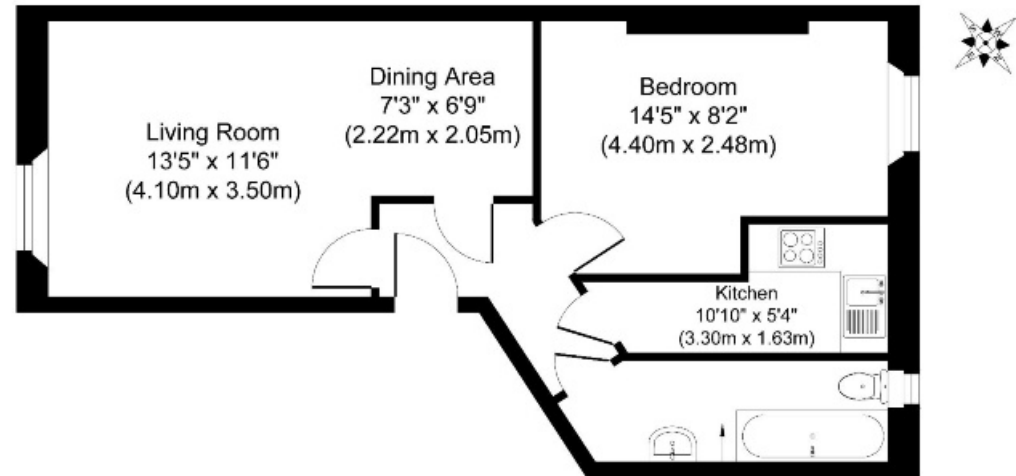
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Approximate Floor Area
484 sq. ft
(45.00 sq. m)

Bathroom
9'2" x 4'3"
(2.80m x 1.29m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.